



36 MEDINA PARK FOLLY LANE WHIPPINGHAM, PO32 6NA

£135,000

A beautifully presented 2 bedroom "Omar Domek 1973" park home situated within the popular site at Whippingham. Upgraded and modernised through out. Just move straight in. Offered as CHAIN FREE. Potential purchasers must be 50 years of age or over.

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36 MEDINA PARK FOLLY LANE

- 2 bedroom park home • Omar Domek
- 1973 • Modernised
- throughout • Parking • Chain Free



The accommodation with approximate measurements

Door to:

Kitchen 11'10" x 8'1"

Double glazed window to front aspect. Double glazed door to side aspect. Fully fitted kitchen with matching white high shine units, incorporating wall, base and drawer units. White sink and drainer with mixer tap. Space for fridge and freezer. Space for washing machine. Freestanding gas cooker with extractor over. Larder cupboard.

Door to

Lounge 18'6" x 10'11"

Double glazed bay window to front aspect with feature block design. Double glazed window and door to side aspect. Two radiators. Door to

Inner hallway

Large storage cupboard. Doors to

Bathroom

Large walk in over sized shower. Low level WC and hand basin with vanity storage. Double glazed window to side aspect. Heated towel rail.

Bedroom 9'4" x 10'0"

Double glazed window to rear aspect. Radiator. Built in wardrobe.

Bedroom 9'4" x 17'11"

Double glazed window to rear aspect. Radiator. Built in wardrobe,.

Outside

Easily maintained wrap around garden mainly laid to gravel for pot display.

Additional information

The property is for the over 50's and is situated on a fully residential sight.

Tenure: Purchased on a licence

NO dogs allowed on the park

Mains: Gas, water and the electric is supplied by the park.

10% is payable back to the site owners on re-sale

Site fees: £168.00 per month, this includes the sewerage charge.

Council tax band "A"

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
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Williams Estate Agents
 41 High Street
 Wootton Bridge
 Isle Of Wight
 PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
www.williamsisleofwight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements